

Harris & Lee
Estate Agents

www.harrisandlee.net
01934 519200

Harris & Lee

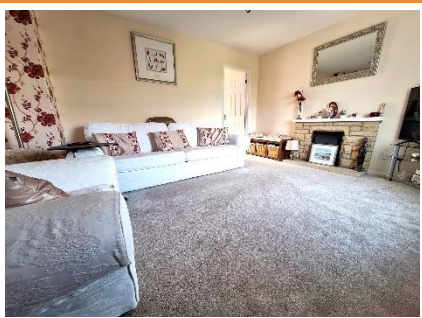
Estate Agents

Helping you move with 100 years combined staff experience



Kewstoke/Worle Border £350,000

- * Corner Plot & Southerly Garden
- * Useful Storage/Utility Area
- * Modern Kitchen
- * 4 Bedrooms
- * 2 Reception Rooms
- * Conservatory



114 High Street, Worle, BS22 6HD

Description

This semi-detached home is set on an elevated position on the north Worle/Kewstoke border. The property boasts a corner plot with 4 bedrooms, 2 reception rooms, conservatory, modern kitchen and off-road parking for 3 vehicles. There is the bonus of a downstairs cloakroom, large storage/utility area and southerly facing rear garden.

Accommodation

Entrance

Steps up to

Entrance Porch

uPVC Entrance door with obscure glass. Radiator, smooth ceiling finish. Door to

Lounge 14' 8" x 11' 6" (4.47m x 3.50m)

uPVC double glazed window to front aspect. Smooth ceiling finish. Feature fireplace with coal effect gas fire, stone hearth and surround. Radiator. Door to

Dining Room 12' 1" x 12' 6" Max (3.68m x 3.81m)

Staircase rising to first floor accommodation with storage space under. Radiator, smooth ceiling finish. Coved ceiling. Door to Kitchen and opening to

Conservatory 10' 6" x 10' 2" (3.20m x 3.10m)

Laminate floor. uPVC double glazed windows and double-glazed French doors to garden. Dwarf Walls. Radiator.

Kitchen 9' 5" x 9' 0" (2.87m x 2.74m)

Fitted with a modern range of wall units with lighting under and base units with wooden worktops and matching upstands. Single bowl sink with central mixer taps looking over the landscaped garden. Integrated dishwasher. 4 Ring induction hob with cooker hood over and glass splashback. Built in electric oven with handy draw space under. Laminate flooring. Door to

Lobby 2' 9" x 4' 3" (0.84m x 1.29m)

uPVC obscure glass double glazed door to side garden. Laminate flooring. Door to cloakroom and steps up to

Utility/Storeroom 7' 8" x 15' 6" Max (2.34m x 4.72m)

Wall mounted gas fired boiler for domestic hot water and gas central heating. Worksurface with space and plumbing for washing machine and tumble drier, space for fridge/freezer. Leading on to an additional area for storage.

Cloakroom

W.C. Rectangular vanity sink unit with storage under. Laminate flooring. Smooth ceiling finish. Radiator.

Landing

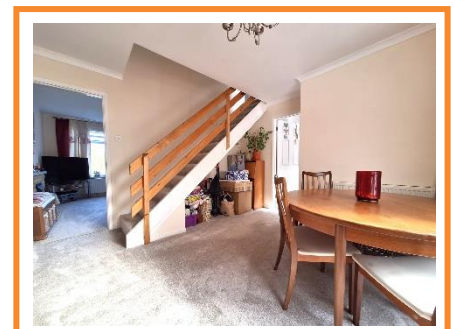
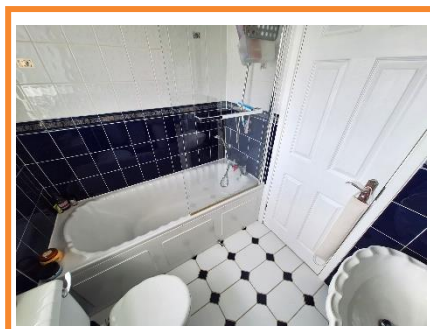
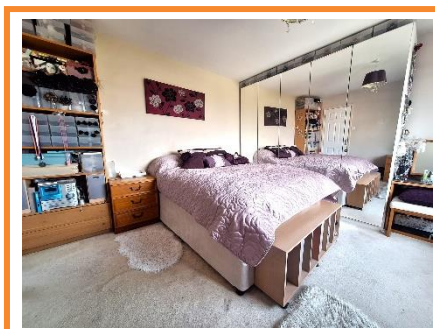
Doors to all rooms, loft hatch giving access to part boarded attic space with light and ladder. Airing cupboard with light and storage shelves.

Bedroom 1 11' 7" x 12' 8" (3.53m x 3.86m)

uPVC double glazed window to front. Radiator. Smooth ceiling finish.

Bedroom 2 12' 7" x 9' 2" increasing to 13' 11" (3.83m x

2.79m) uPVC double glazed window to rear. Radiator. Smooth ceiling finish.



Bedroom 3 9' 2" x 7' 2" (2.79m x 2.18m)

uPVC double glazed window to front. Radiator. Smooth ceiling finish. Coved ceiling.

Bedroom 4 9' 2" x 8' 7" (2.79m x 2.61m)

uPVC double glazed window to rear. Radiator. Smooth ceiling finish.

Bathroom 5' 6" x 6' 4" (1.68m x 1.93m)

Comprising panelled bath with storage under, central mixer taps and electric shower over with handheld attachment and shower screen, half tiled walls. W.C. Vanity wash hand basin. Tiled floor. Obscure uPVC double glazed window to side aspect. Radiator.

Rear Garden

Landscaped with far reaching views. Railway sleeper borders planted with mature shrubs and trees. Enclosed by panelled fence and stone wall. Patio and area of decking. Steps down to a further area of garden with side gate.

Front

Front garden is laid to lawn, with a block paved driveway for 3 vehicles. **Garage** measuring 7' 8" x 16' 4" with up and over door, power and light and cold water tap.

Tenure

Freehold.

Material Information.

We have been advised the following: Gas- Mains Electricity- Mains Water and Sewerage- Bristol and Wessex Water Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area. Mobile Signal- 5G. Visiting the Ofcom checker. Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024